

Reopen Nicollet Working Group  
Wednesday August 15, 2012  
Room 315 City Hall  
11 a.m. to noon

1. Welcome and introductions: *Council Member Lilligren*
2. Developer and stores update: *David Frank*
  - Sherman Associates is in discussions with property owners and retail operators, including Sears/Kmart and Supervalu. Sherman has site control of the Supervalu parcel, and he is continuing discussions with the other parties.
3. Project area: *David Frank*
  - Project boundary: 31<sup>st</sup> Street to property just north of 29<sup>th</sup> Street, Bladell to First Avenues.
  - The project area defines the area where the City will considered focused use of its resources, regulatory and redevelopment authority to reopen Nicollet Avenue, reconfigure local streets and redevelop property.
  - The area may be revised later as project specifics come into focus.
4. Project schedule: *David Frank*
  - Key milestones:
    - August 2012: Community and stakeholder engagement process begins
    - December 2012: City Council approves appropriation for project predevelopment costs (staff time, project design, cost estimates and market studies)
    - January 2013: Developer secures site control
    - July 2013: City and developer reach written agreement on deal terms (right-of-way acquisition, potential public subsidy, etc.)
5. City Council appropriation: *Steve Kotke*
  - The Mayor's proposed budge includes a recommendation for funding to support project predevelopment costs. City Council begins budget deliberations in September, with final approval in December 2012.
6. Community and stakeholder engagement: *David Frank*
  - Ensure the community and key stakeholders have a voice in this project from planning to implementation, recognizing that the effort is long term and that volunteer time is limited.
  - Engage key neighborhood and business association stakeholders to serve in leadership roles through the "Reopen Nicollet Working Group." Working Group members invited in August 2012,

to serve at least until full site control is achieved, and possibly overlapping with the Project Advisory Committee when it begins to meet.

- Engage Working Group members, neighborhood and business association leaders and other key stakeholders to assist in ongoing communications and engagement efforts.
- Broader community engagement efforts beginning in early 2013 to engage area residents and businesses throughout the process to provide input and feedback on the project.

7. Reports to City Council: *David Frank*

- As-needed reports to the City Council's Community Development and Transportation & Public Works committees.